Derbyshire Wildlife Trust

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Derbyshire Wildlife Trust
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Planning Applications Manager
High Peak Borough Council
Planning Department
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

For the attention of Faye Plant

Your Ref: DET/2021/0001
Our ref: DWTHPK592

2nd March 2021

Dear Faye

Proposal: Change of use of an Agricultural building to a dwellinghouse

Location: Big Tree Farm, Dolly Lane, Buxworth, Derbyshire, SK23 7QG

Application Ref No: DET/2021/0001

With reference to the above application, I am responding as the Biodiversity Planning Officer responsible for work relating to the Service Level Agreement, which the High Peak Borough Council and the Trust have signed. The following comments are aimed at providing accurate and up to date information on the nature conservation issues associated with the proposed development.

Response

A Preliminary Bat Roost Assessment has been undertaken by Rachel Hacking Ecology in September 2020. The report concludes that the building has 'negligible' bat roost potential (Collins, 2016), however based on the photographs of the building and its location close to excellent foraging habitat, we would question the confidence in that assessment. The building does appear heavily cobwebbed and the stonework looks to be in relatively good condition, reducing the potential/likelihood of use. We also acknowledge that no piles of droppings were

found. However, for a building of this construction and age, in this location, we would suggest that an assessment of 'low' would be more appropriate, which would merit a minimum of one bat activity survey in the peak activity season (May-August). This type of building in such a location is typically attractive to roosting bats and given the access to the interior, we do not consider that the use of the beams and wall tops can be fully ruled out without nocturnal survey. In addition, there are records of bats (including roosts) in the immediate area.

We advise that a single bat activity survey should be undertaken between May and August, prior to determination, to increase the confidence in the assessment and enable the LPA to make a robust decision.

It is hoped that the information provided is helpful to the Council. If you require any further information or wish to discuss any of the comments made, please do not hesitate to contact me.

Yours sincerely,



Libby Duggan-Jones MBiolSci MCIEEM
Biodiversity Planning Officer

Endnote:

Please see our planning pages https://www.derbyshirewildlifetrust.org.uk/planning for ecological advice on submitting a planning application, finding an ecological consultant and information on mitigation and enhancement.